



 **Jan Forster**

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Lichfield Avenue | Walker | Newcastle Upon Tyne | NE6 2NB

Offers Over £110,000



- End Of Terrace
- Two Double Bedrooms
- Off Street Parking
- Great Transport Links
- Viewing Recommended
- Well Presented
- Ideal First Time Buy
- Close To Green Spaces
- Freehold
- Call For More Information





* Video Tour on our YouTube Channel | <https://youtu.be/J6OkGsTZ5Po> *

Introducing this well presented, two-bedroom terraced located on the popular Lichfield Avenue, in Walker. The property is suitable to a range of buyers including smaller families and downsizers and will make an ideal first time buy.

The location is particularly desirable, with excellent transport links close by and a wide range of local amenities including shops, cafés, and everyday services within easy reach. For those who enjoy the outdoors, there are numerous green spaces, walking routes, and recreational facilities nearby. Local parks, gyms, and leisure amenities complement the area's friendly community atmosphere, while nearby high streets provide a variety of dining and social options.

Inside, the property boasts bright and well-proportioned accommodation. The entrance hallway leads to a spacious, light-filled lounge, ideal for relaxing or entertaining. At the rear, a contemporary kitchen dining room features a modern units and an integrated oven and hob along with direct access to the garden.

To the first floor there are two well-proportioned double bedrooms and a modern shower room complete with WC and vanity storage. Further benefits include gas central heating and double glazing.

Externally, the property features a double-length driveway to the front, providing ample off-street parking, and there is a private rear garden with a gravelled patio area, lawn and raised decking - a perfect space for outdoor entertaining or simply relaxing in the fresh air.

We anticipate a high level of interest in this delightful home. For further information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A



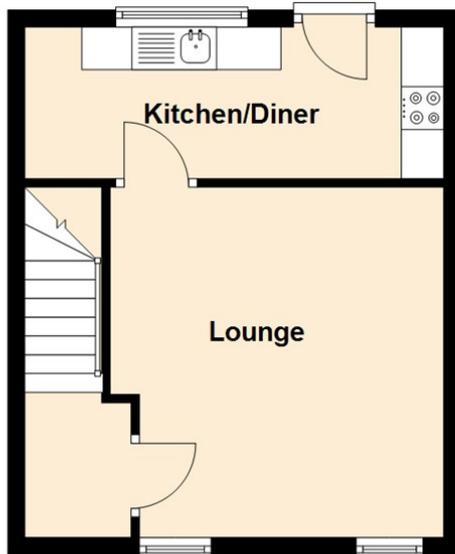
Lounge 12'11" x 13'5" (3.94 x 4.10)

Kitchen/Diner 16'4" x 5'9" (4.99 x 1.76)

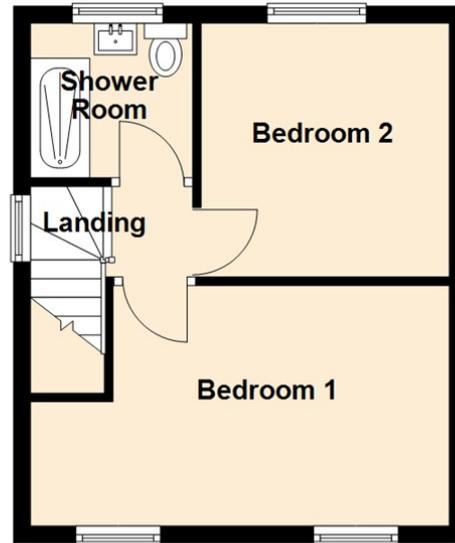
Bedroom One 9'10" x 13'1" (3.01 x 3.99)

Bedroom Two 9'9" x 9'7" (2.99 x 2.93)

Ground Floor



First Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



www.janforsterestates.com

Contact Us: 0191 236 2070

